

**CITY OF TIGARD
PLANNING COMMISSION
Meeting Minutes
February 6, 2006**

1. CALL TO ORDER

President Padgett called the meeting to order at 7:00 p.m. The meeting was held in the Tigard Civic Center, Town Hall, at 13125 SW Hall Blvd.

2. ROLL CALL

Commissioners Present: President Padgett; Commissioners Buehner, Caffall, Duling, Haack, Inman, Meads, Munro, and Walsh

Commissioners Absent:

Staff Present: Tom Coffee, Director of Community Development; Dick Bewersdorff, Planning Manager; Gary Pagenstecher, Associate Planner; Kim McMillan, Development Review Engineer; Beth St. Amand, Senior Planner; Jerree Lewis, Planning Commission Secretary

3. PLANNING COMMISSION COMMUNICATIONS AND COMMITTEE REPORTS

Commissioner Meads reported that the Park and Recreation Advisory Board is working on priorities for Capital Improvement Program projects. They are still working on funding for the skate park.

Commissioner Buehner advised that the City Center Advisory Commission is working on priority scheduling of projects. She anticipates they will go to Council this month with the first round of prioritization. Buehner also reported on the Transportation Financing Task Force. She said there is concern about improvements the 99W/Hall Blvd. intersection. The Commission will discuss this at their next meeting on March 6th.

Commissioner Duling reported that the minutes from the Financial Strategy Task Force indicate that the Task Force will present their final recommendations to Council on February 21st. Duling also reported that the Committee for Citizen Involvement will have a joint meeting with Council on February 21st.

Commissioner Walsh advised that the Planned Development Code Review Committee is trying to wrap up their final draft before going to Council.

Commissioner Haack reported that the Tree Board was meeting tonight to discuss the heritage tree ordinance.

4. APPROVE MEETING MINUTES

It was moved and seconded to approve the December 19, 2005 meeting minutes as submitted. The motion passed by a vote of 5-0. President Padgett and Commissioners Duling, Inman, and Munro abstained.

5.1 ZONE CHANGE (ZON) 2005-00009 UPPER BOONES FERRY ROAD ZONE CHANGE Continued from December 19, 2005

REQUEST: The applicant is requesting approval for a Zone Change from Light Industrial (I-L) to Industrial Park (I-P) for approximately six (6) acres located between SW 74th Avenue and Upper Boones Ferry Road. The subject property is currently developed with outdoor storage and older industrial buildings. The applicant envisions developing the property with an office use, which is not permitted in the Light Industrial zone.

LOCATION: 15920 SW 74th Avenue and 16075 SW Upper Boones Ferry Road and adjoining properties. WCTM 2S113AB, Tax Lots 200/300/400/500; and 2S112DC, Tax Lots 1100/1200/1300. **CURRENT ZONE:** I-L: Light Industrial District. The I-L zoning district provides appropriate locations for general industrial uses including

industrial service, manufacturing and production, research and development, warehousing and freight movement, and wholesale sales activities with few, if any, nuisance characteristics such as noise, glare, odor, and vibration. **PROPOSED ZONE:** I-P: Industrial Park District. The I-P zoning district provides appropriate locations for combining light manufacturing, office and small-scale commercial uses, e.g., restaurants, personal services and fitness centers, in a campus-like setting. Only those light industrial uses with no off-site impacts, e.g., noise, glare, odor, vibration, are permitted in the I-P zone. In addition to mandatory site development review, design and development

standards in the I-P zone have been adopted to insure that developments will be well-integrated, attractively landscaped, and pedestrian-friendly. **APPLICABLE REVIEW CRITERIA:** Community Development Code Chapters 18.380, 18.390 and 18.520.

Ed Murphy, 9875 SW Murdock, Tigard 97224, submitted a letter to the Commission asking for a continuance until March 6, 2006 (Exhibit A). The applicant has agreed to waive the 120 day rule. It was moved and seconded to approve the continuance until March 6, 2006. The motion passed unanimously.

5.2 SITE DEVELOPMENT REVIEW (SDR) 2005-00007/PLANNED DEVELOPMENT REVIEW (PDR) 2005-00006/ZONE CHANGE (ZON) 2005-00008/VARIANCE (VAR) 2005-00091 CORAL COMMONS

REQUEST: The applicant is requesting Site Development Review approval for a 1.6-

acre property for a 14-unit planned development with detached cottage-type condominiums. No new public streets are proposed, with access provided by two private drives. An approval would require the Zoning Districts Map to be amended with a planned development overlay. A variance for the rear yard setback is also requested from the required 15 feet to the proposed 10 feet. **LOCATION:** 9400 SW Coral Street; WCTM 1S126DC, Tax Lots 4100 and 4200. **ZONE:** R-12: Medium-Density Residential District. The R-12 zoning district is designed to accommodate a full range of housing types at a minimum lot size of 3,050 square feet. A wide range of civic and institutional uses are also permitted conditionally. **APPLICABLE REVIEW CRITERIA:** Community Development Code Chapters 18.350, 18.360, 18.380, 18.390, 18.510, 18.630, 18.705, 18.715, 18.745, 18.755, 18.765, 18.780, 18.790, 18.795 and 18.810.

Commissioner Inman recused herself from the meeting – she works for the applicant.

Commissioners Meads, Haack, Munro, Buehner, and Walsh reported site visits.

STAFF REPORT

Associate Planner Gary Pagenstecher presented the staff report on behalf of the City. He advised that this proposal is for 14 condominium-style units on a single parcel. It will be a cottage-style development with a large common open space in the center. There will be 2 short access drives and pedestrian walkways to each unit. Staff recommends approval of the application.

Commissioner Meads asked if any of the conditions of approval had been addressed yet. Staff answered that conditions of approval are addressed by applicants as their detailed plans come through at a later date.

Commissioner Buehner asked about comments on page 14 of the staff report regarding variances and adjustments (that units 10, 11, and 12 could be moved to meet the standard and not require a variance). Staff said the variance is minimal and the benefit of the design offsets the impact of the variance. It allows for maximizing the benefits of the common area.

Commissioner Munro asked for clarification about dedication of the open space to the City. Staff advised that this option is a standard in the code, but they are not proposing to do this.

Commissioner Duling asked about the finding on page 23 of the staff report regarding visual clearance. Staff responded that the Commission can discuss the setting and find out what the impact of a smaller visual clearance triangle would be. Dick Bewersdorff noted that clear vision standards are exempted in downtown areas, for example. This project is similar because of the design and where the garages are located. Kim McMillan advised that staff took into consideration the sight distance for pulling out onto street. The applicant's

engineer has certified that they can meet the sight distance, which is 10 times the speed limit, or 250', in either way. This is a stricter criterion.

APPLICANT'S PRESENTATION

Kirsten VanLoo, Alpha Community Development, 9600 SW Oak, Tigard 97223 gave a PowerPoint presentation on Coral Commons (Exhibit B). She advised that it is a pocket community, planned development which allows for adjusting standards and allows for flexibility. The development meets all the Planned Development criteria. The site allows a density of 12-16 units; they are proposing 14 units. VanLoo went on to describe details of the project. She advised that they meet the off-street parking standards and will be making half street improvements on Coral Street (sidewalks, curbs, planter strips). They are asking for variances for a reduced rear yard setback for unit #11 and a reduced driveway vision clearance area exiting onto Coral Street.

Mr. Pollock, Alpha Community Development, 9600 SW Oak, Tigard 97223 provided details of the dwelling units and the overall cottage-style living concept.

VanLoo advised that this project will improve Coral Street to meet current standards. In addition, it will pick up all the upstream water and divert it into the Locust Street system. This will help to solve an existing drainage problem on Coral Street.

VanLoo pointed out that the PD code allows for reduction of the rear yard setbacks from 15' to 12'. For unit #11, they are asking for a variance to reduce the rear yard to 10'. This is to minimize windows looking into windows and to preserve the open space area.

VanLoo advised that this project is located in the Washington Square Regional Center, which is planned for "smart growth" development. This is the first project being proposed that embraces all concepts of the Washington Square Regional Center vision.

VanLoo explained the vision clearance for the 2 driveway accesses. They are proposing a smaller vision triangle, but there will be plenty of sight distance in both directions. In addition, they will paint 25-30' of curb on each side of both driveways with 'No Parking'.

VanLoo said they agree with all the conditions of approval in the staff report.

Commissioner Meads asked how many parking spaces will be provided for visitors along the street and if there will be stop signs at the end of the driveways. VanLoo anticipates there will be 7-8 street parking spaces and they are considering installing small stop signs.

Commissioner Duling asked how much the homeowners will pay for maintenance of the private driveways. VanLoo didn't have an dollar amount, but said this is a condominium-style development and everything will be co-managed by the 14 property owners.

Commissioner Walsh asked what the Code requires for on-site parking. Commissioners Buehner and Padgett answered one parking space per unit.

Although not required by Code, Commissioner Buehner expressed a desire for more parking on the site to lessen the impact to the neighborhood. She suggested the applicant consider approaching one of the office complexes to have night parking for the development's visitors.

Commissioner Munro asked about the storm water detention system. Jeff Vanderdussen from Alpha Community Development explained the system for the Commission.

PUBLIC TESTIMONY – IN FAVOR

None.

PUBLIC TESTIMONY – IN OPPOSITION

Mike Fisher, 9255 SW Coral Street, Tigard 97223, questioned if there will be sufficient parking space available on the street for 7-8 vehicles. He also doesn't believe the proposed vision clearance will be adequate. There is no parking on Coral Street except west of the project property – there is no parking on the other side of the street. If cars block driveways, he wonders if fire trucks will be able to get through. He urged the Commission not to allow a variance for vision clearance. He also expressed concern about drainage.

Larry Zimmerman, 9335 SW Coral Street, Tigard 97223, agrees with Mr. Fischer. He noted that if there isn't sufficient street parking, cars will park illegally on other side of the street and block driveways. Other neighbors won't have the benefit of a vision triangle when they exit their driveways. President Padgett suggested neighbors call the police and have the cars towed.

Mike Fisher spoke again about the parking problems. He doesn't agree that asking the police to handle parking problems is a good solution to poor development.

Kim McMillan advised that public right-of-way is for access (bicycles, pedestrians, cars) unless otherwise posted. This is a local street with parking allowed on both sides. The street is not restricted for parking at this time.

APPLICANT'S REBUTTAL

The applicant testified that it is possible some units will have more than 1 vehicle, however they will be close to public transit and within walking distance of businesses. They still anticipate having room for 7-8 parking spaces in front of their property. They will work

with the adjoining commercial property owner to see if they can have off-hours permit parking for their visitors. Also, both sides of Coral Street are available for parking.

Kirsten VanLoo advised that the Fire Marshal has asked that unit 11 be sprinkled. She reiterated that they are not at max density for this project.

Jeff Vanderdossen discussed the storm drainage system again. They have a storm drain at the high end of their property that will discharge directly into the ditch close by. However, they will be taking extra run off from up the street and the net result will be less water going into the ditch and more treated water going into their detention system.

PUBLIC HEARING CLOSED

Commissioner Caffall said he doesn't understand the water treatment process.

Commissioner Walsh still has concerns about parking. Since this is a planned development application, he wonders if the Commission can adjust the number of units to have more on-site parking.

Commissioner Duling agrees with Commissioner Walsh.

Commissioner Munro hears the concerns about parking, but thinks neighbors can work out the parking problems. She likes the innovative design and feels it meets the vision in the Washington Square Regional Center. She thinks the requested variances are minimal.

Commissioner Buehner noted that this area is zoned for very dense development, and under mandates from Metro, the City has to have at least 80% of the maximum density. She thinks this development is creative for a Planned Development situation. She is concerned about parking and she urges the developer to work with the neighboring property owner for additional parking spaces and look at some restrictions in the Homeowners' Association. She is in favor of the proposal.

Commissioner Meads does not have any objections to the proposal. She thinks the variance request for lot #11 is minimal and thinks the variance for site clearance has been addressed. She has heard nothing that makes her have any objections to the proposal, providing the conditions of approval are met.

President Padgett thinks both variances are minimal. The applicant meets the parking standard and they meet the minimum density requirement. To deny the application, the Commission would have to make findings as to where they are not meeting code requirements, but they are.

Commissioner Buehner moved for approval of SDR 2005-00007/PDR 2005-00006/Zone Change 2005-00008/Variance 2005-00091, based on the staff report with conditions of approval, including testimony at the hearing and the findings. Commissioner Munro seconded the motion. The vote passed 8-0, with one abstention (Commissioner Caffall abstained).

6. COMPREHENSIVE PLAN UPDATE PROCESS

Community Development Director Tom Coffee and Senior Planner Beth St. Amand reviewed the Comprehensive Plan Update work program (Exhibit C). St. Amand advised that the Planning Commission would act as the steering committee during the process.

The Commission offered the following comments:

- The public doesn't understand the lingo or the concept. Not enough information is coming out of Planning, specifically regarding this issue update.
- Need an education process for the public giving a historical outlay (what it is, what has occurred since its conception, definition of words).
- Be more user-friendly, the public doesn't understand the language in the Cityscape.
- For public relation purposes, say where Tigard is with its density.
- When giving the presentation to Council, tell them how long it will realistically take to accomplish the update.
- For public involvement, consider an informal setting similar to Council's fifth Tuesdays – something between an open house and a public hearing. People can ask general questions with the Council and/or the Planning Commission.
- Coffee reported that Long Range Planning is fully staffed and can help St. Amand with the update. Also, Long Range Planning is funded through the balance of this fiscal year and will continue the same proposal in the budget for next year.
- When Community Development meets with the Budget Committee, please schedule the meeting when the Planning Commission does not have another meeting scheduled. Planning Commissioners want to be able to attend the budget meeting and provide input.
- It was asked if the unincorporated areas of Washington County will be included in the public outreach effort. Staff answered that Council has decided to stay with the current annexation program and address urbanization of the unincorporated areas with the comp plan update. Those areas will be involved during the update process.

7. DISCUSSION ITEM WITH COMMUNITY DEVELOPMENT DIRECTOR – FEBRUARY 21ST JOINT MEETING WITH COUNCIL

Planning Commissioners indicated they would like to discuss annexation, the planned development code revision, and the Comprehensive Plan update with Council at the February 21st joint meeting.

8. OTHER BUSINESS

The secretary discussed the Commission's calendar for the next month.

President Padgett announced his resignation, effective the end of February.

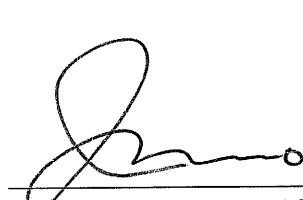
9. ADJOURNMENT

The meeting adjourned at 9:15 p.m.



Jerree Lewis

Jerree Lewis, Planning Commission Secretary



Judy Munro

ATTTEST: Vice-President Judy Munro

Ex. A



February 6, 2006

Gary Pagenstecher, Associate Planner
City of Tigard
13125 SW Hall Blvd.
Tigard, Oregon 97223

RE: Zone Change application

Dear Mr. Pagenstecher:

On behalf of the applicants, I am requesting that the Planning Commission continue the hearing on the proposed zoning map amendment until March 6, 2006. We have addressed the transportation-related comments from the Oregon Department of Transportation (ODOT), and plan to submit our application, with the supplemental traffic analysis, tomorrow.

Thank-you for your consideration of this request. If you have any additional questions regarding this request, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Murphy". Below the signature, the text "AICP" is printed in a smaller, sans-serif font.

cc. Richard Akerman
LaRusso Concrete
Kevin VandenBrink – Macadam Forbes
Brian Bennett, OPUS Northwest, LLC

20085 NW Tanasbourne Drive
Hillsboro, OR 97124

P 503.858.4242
F 503.645.5500
E hillsboro@ldcdesign.com
www.ldcdesign.com

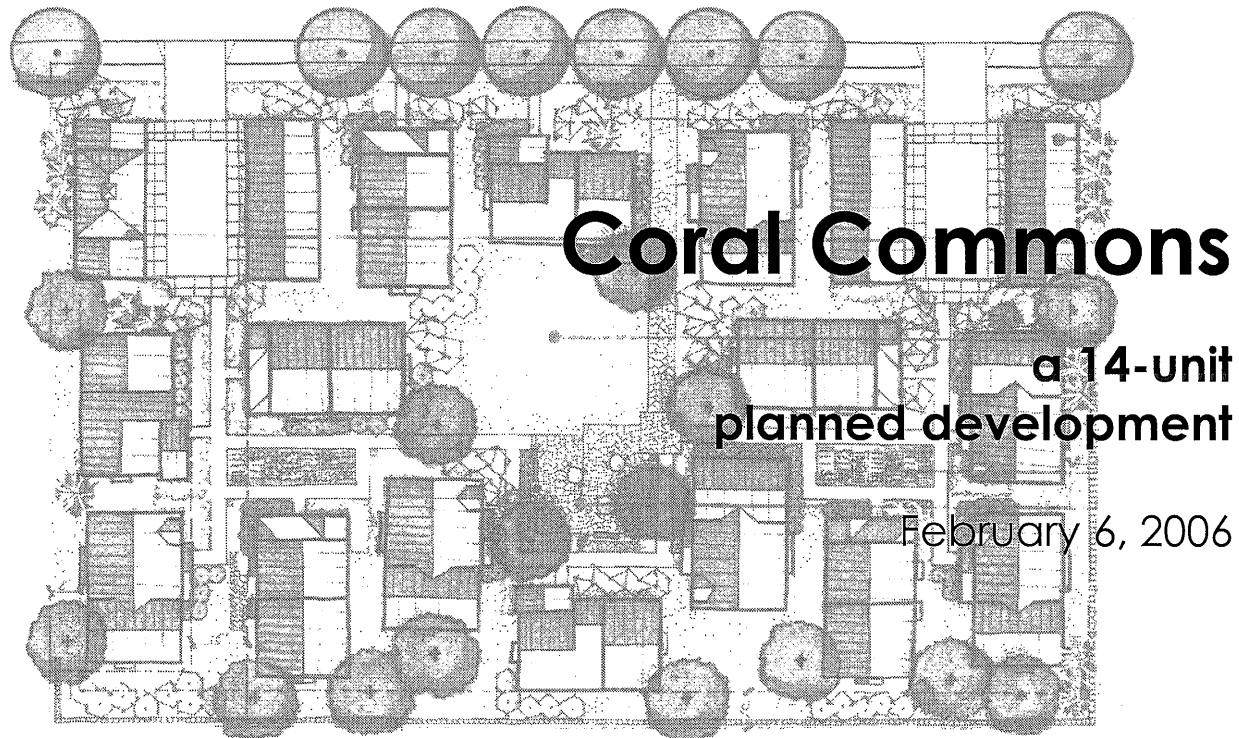
Hillsboro, OR
Tillamook, OR
Vancouver, WA
Bellevue, WA
Coeur d'Alene, ID
Rocklin, CA
Clermont, FL

Land Use Application

Contents:

conceptual site plan

slide images

**applicant:**

Palmer & Associates
9600 SW Oak St. #230
Portland, OR 97223
tel: 503-387-7600
contact: Jerry Palmer

representative:

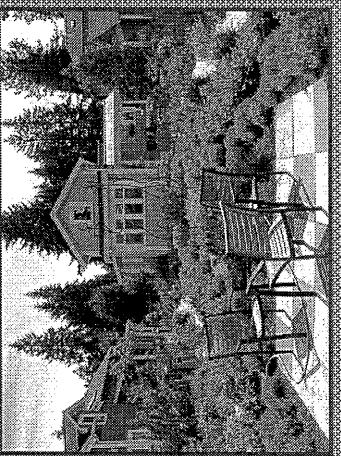
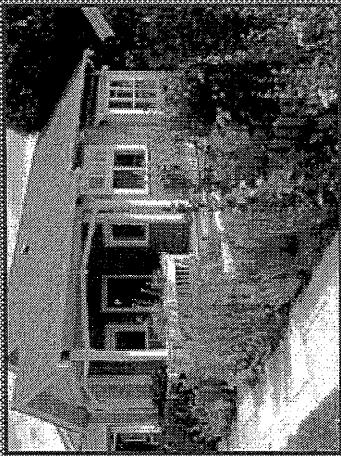
Alpha Community Development
9600 SW Oak St. #230
Portland, OR 97223
tel: 503-452-8003
contact: Jeff Vanderdasson, P.E.





Coral Commons A Great Community in Tigard

City of Tigard – Development Code Compliance



- Planned Development facilitates/allows unique development style
- Site design satisfies Planned Development criteria
- Project satisfies minimum/maximum density provisions
- Sensitive high quality infill project

City of Tigard – Development Code Compliance

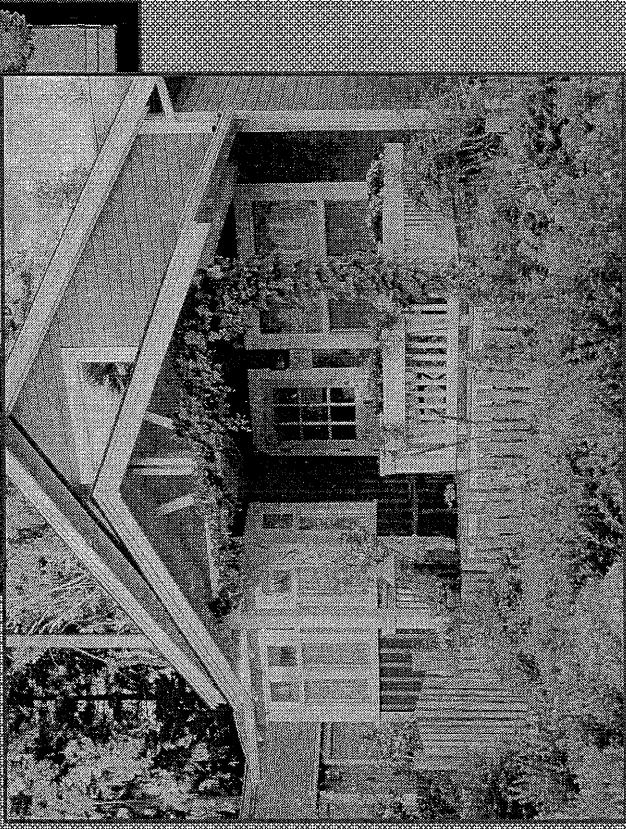
- Screening/Buffering standard compliance provides livability
- Off-street parking standards satisfied with private garages
- Significant on-street parking for visitors/ Coral Street improvements
- Small consideration for the rear yard of one dwelling
- Small consideration for driveway vision clearance area



A Comparable Project in Seattle

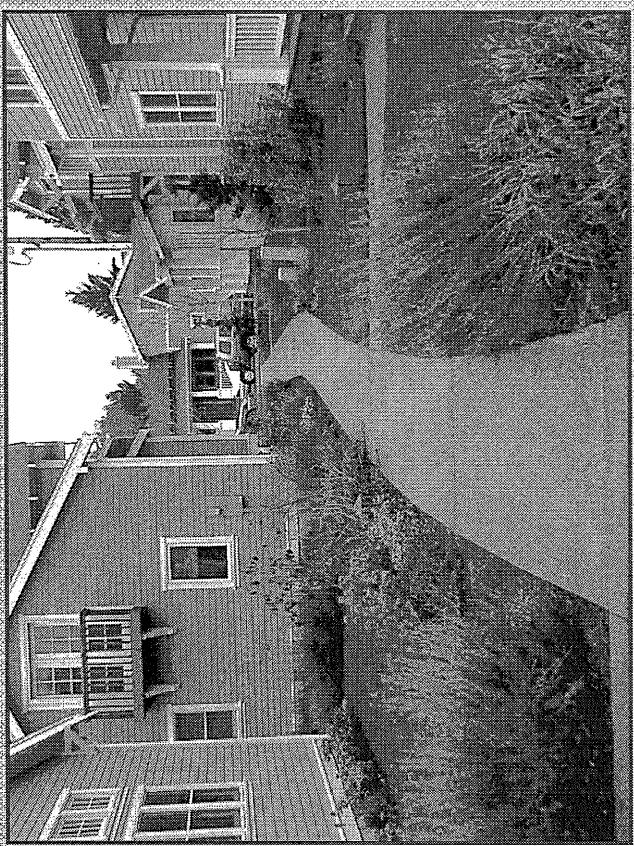
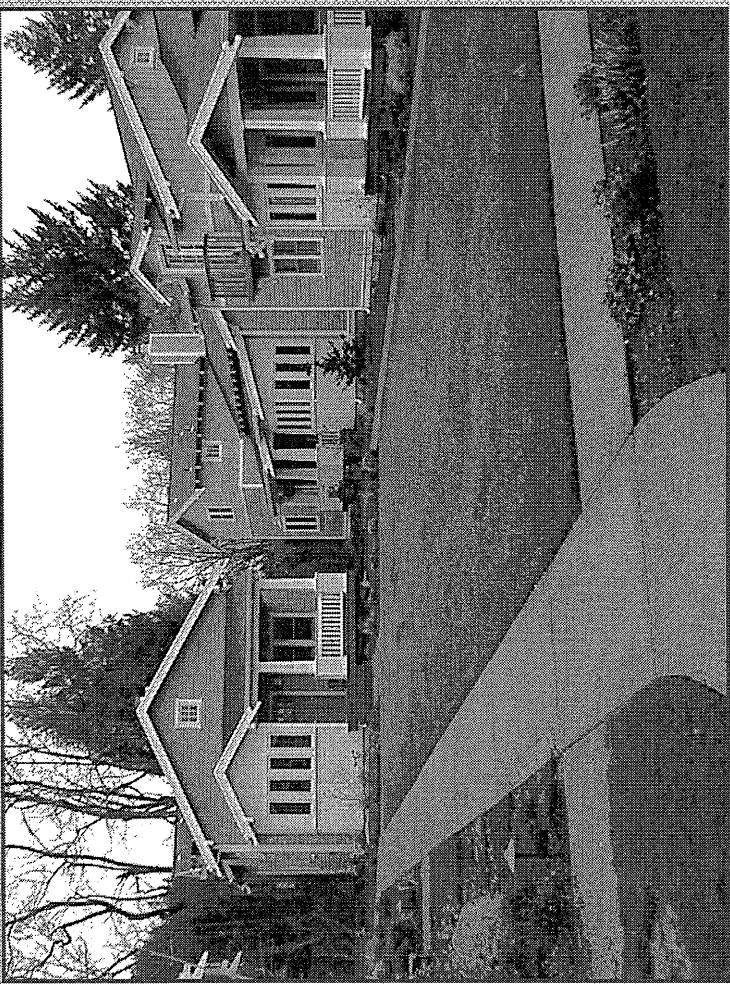


- Eight cottages cluster around a common lawn

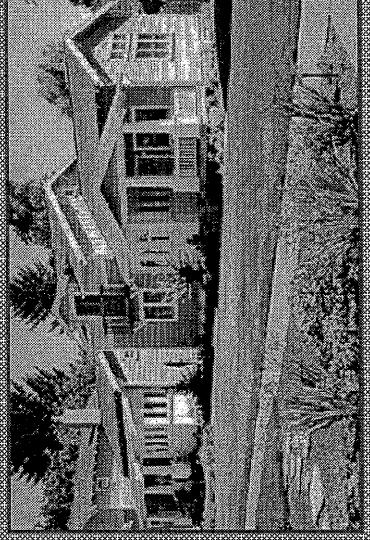


- Front porch facing the inner courtyard and sidewalk
- Owners heading to their porch for morning coffee/wave to each other
- This is not a typical new community
- Encourage residents to interact

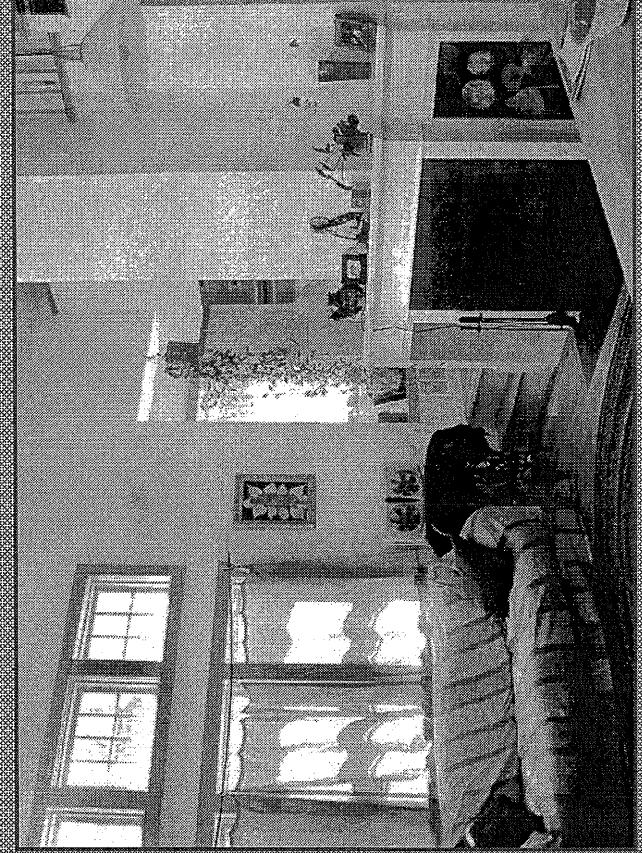
Hastings Green in Southeast Portland



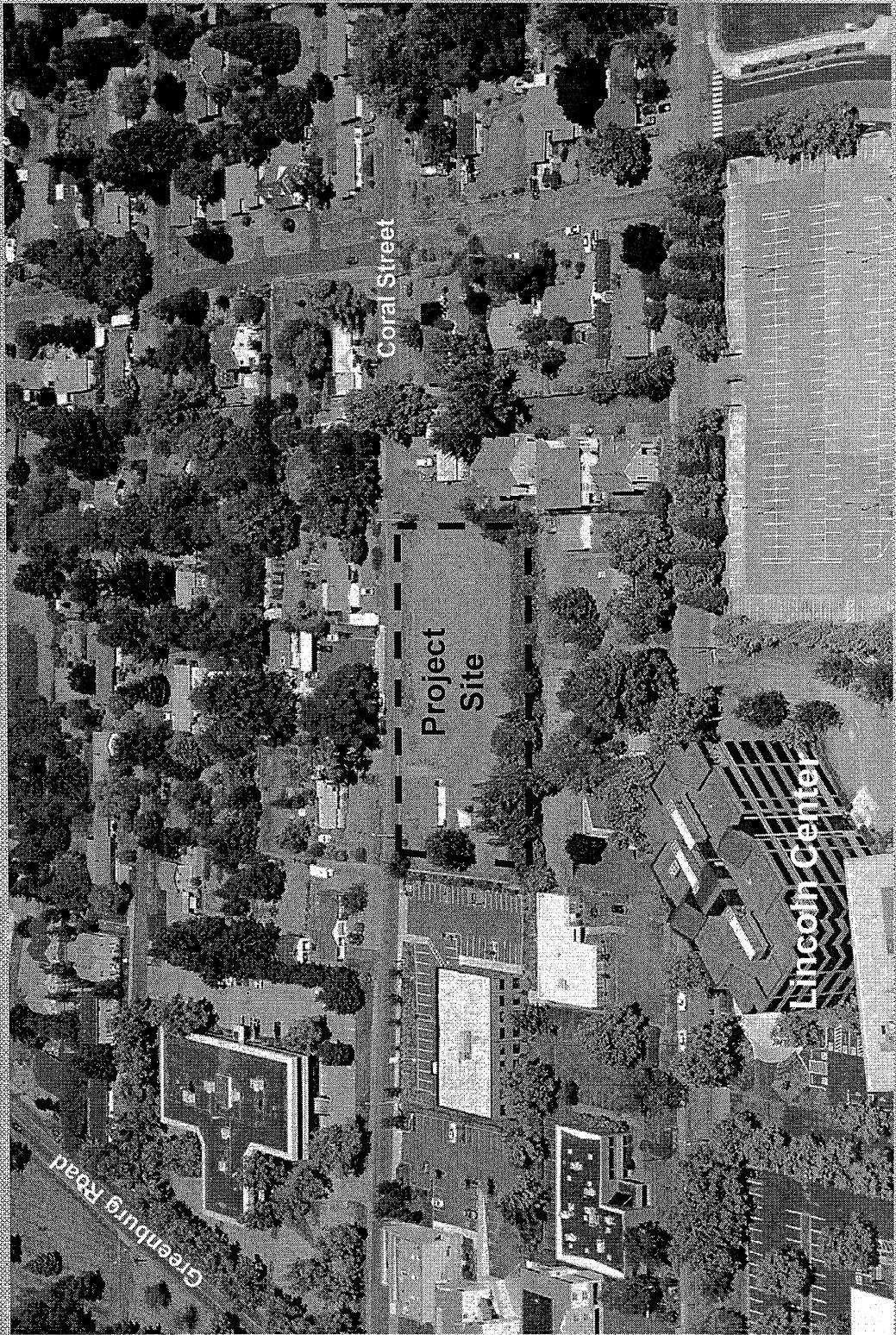
Hastings Green While Talking to the Residents...



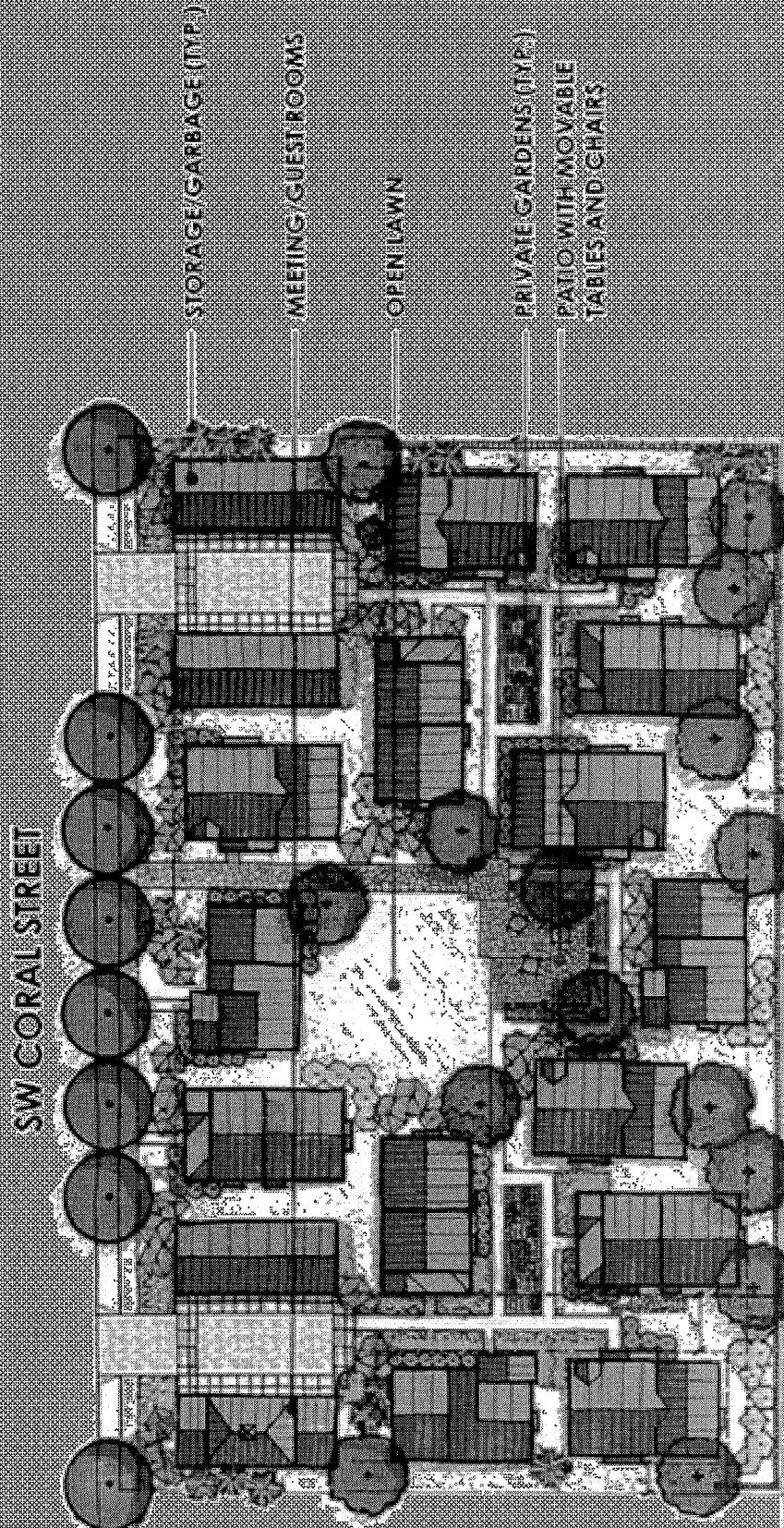
- "It is a Pleasant Place to Live."
- "We have Inviting Open Spaces."
- "The Design Pulls Neighbors Together."
- "The Design Provides Intimate Spaces."
- "Transitions Easily to Individual Domain."
- "Opportunity for Individual



Coral Commons
Site Location



Coral Commons
Concept Plan

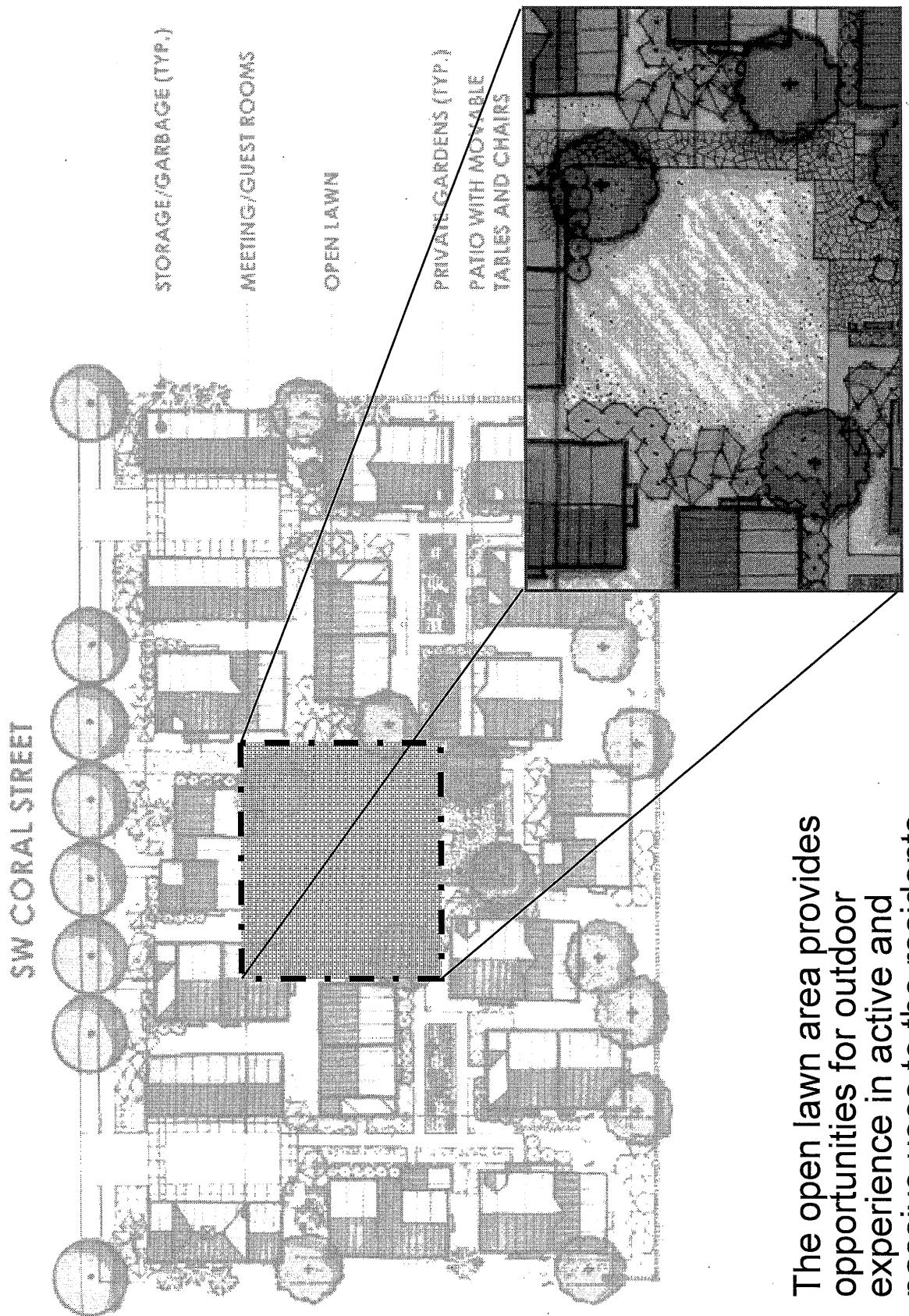


Coral Commons Street/Infrastructure Improvements

The Plan addresses stormwater issues on Coral Street, which have been raised for years in the neighborhood, by providing a connection to the existing storm sewer system on SW Locust Street that via easement through the property TL 5000.

The Plan improves and updates the Coral Street to meet the current City standards with regard to engineering requirements and streetscape.

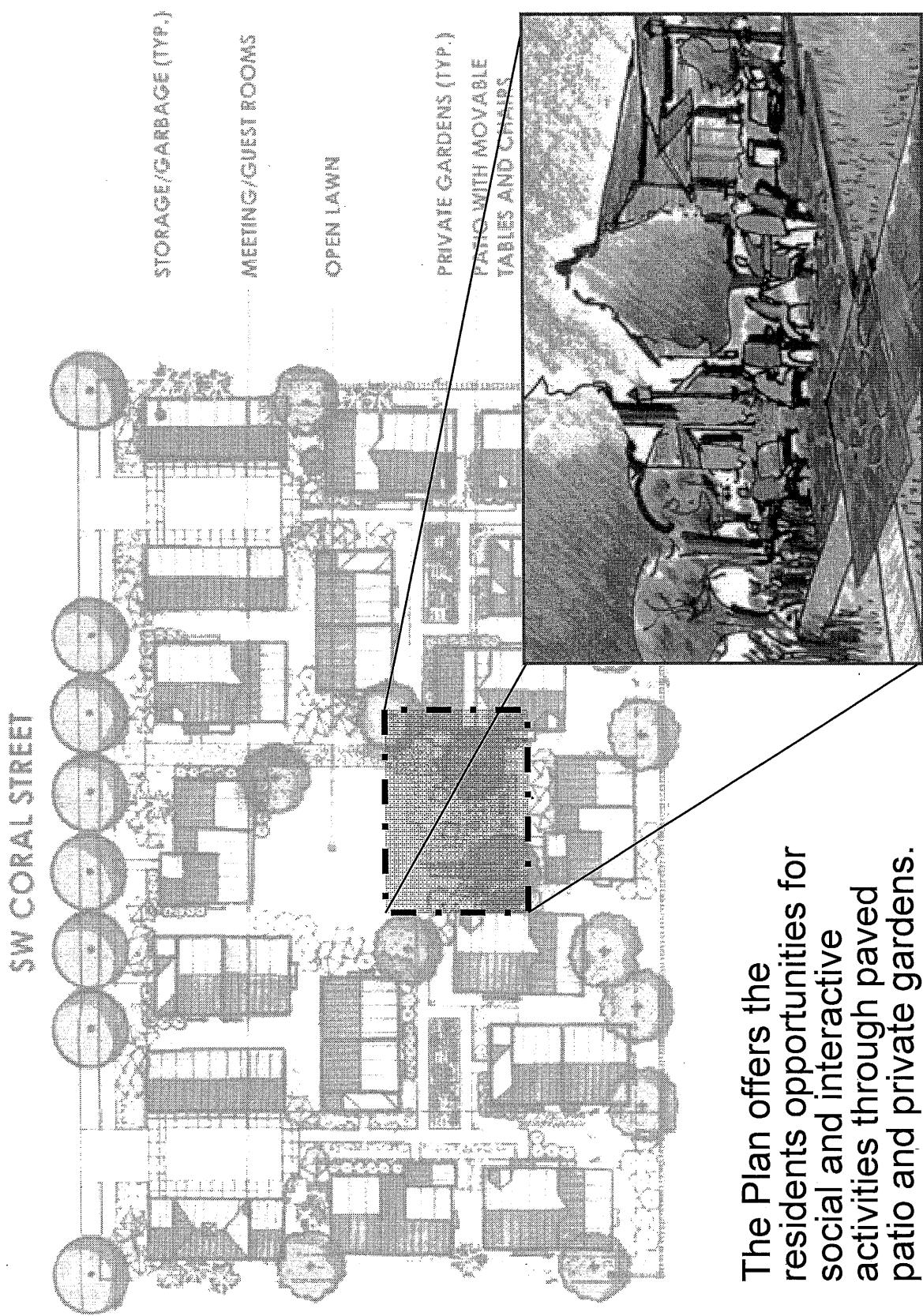




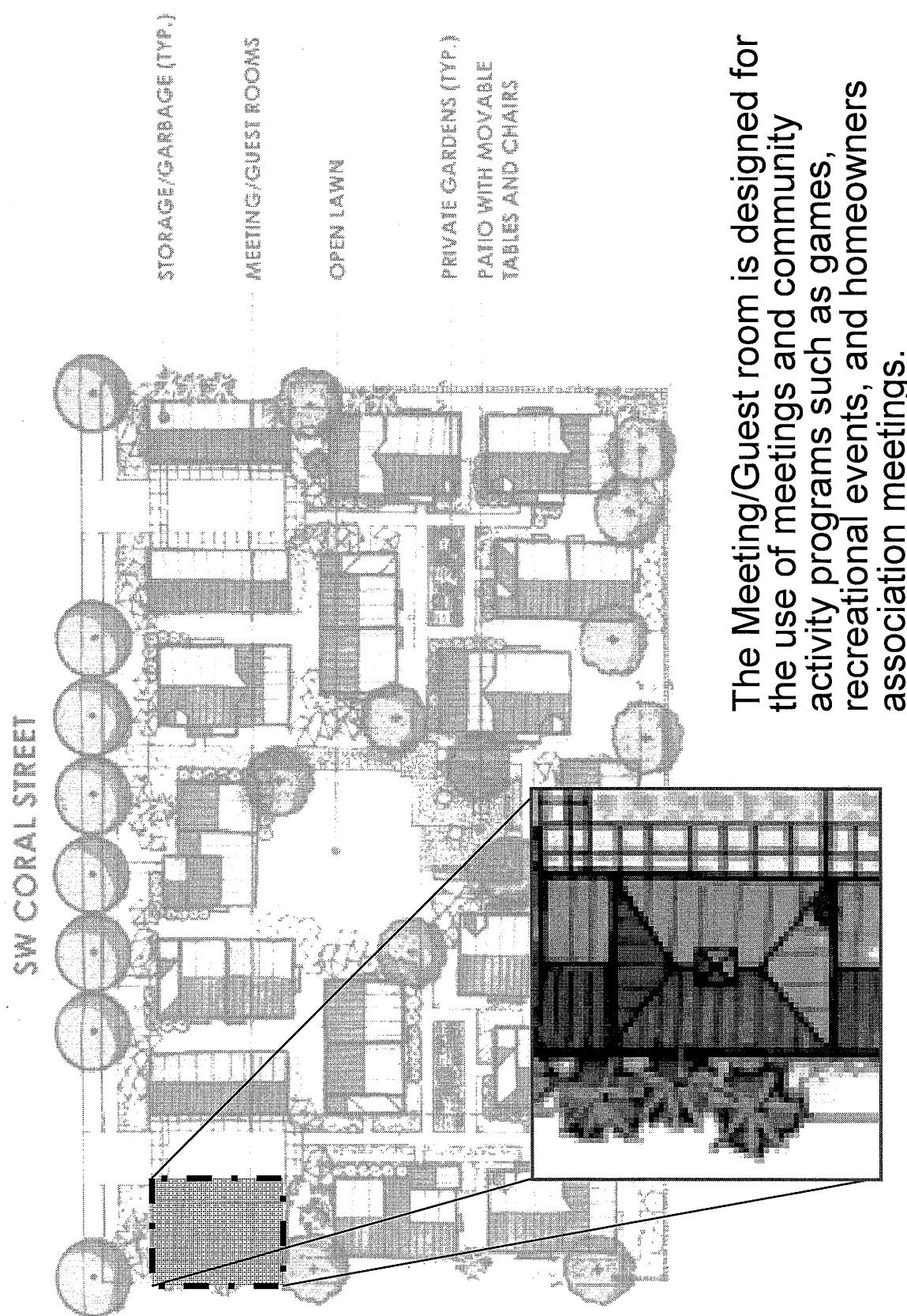
The open lawn area provides opportunities for outdoor experience in active and passive uses to the residents.

Coral Commons Site Amenities

Coral Commons Site Amenities

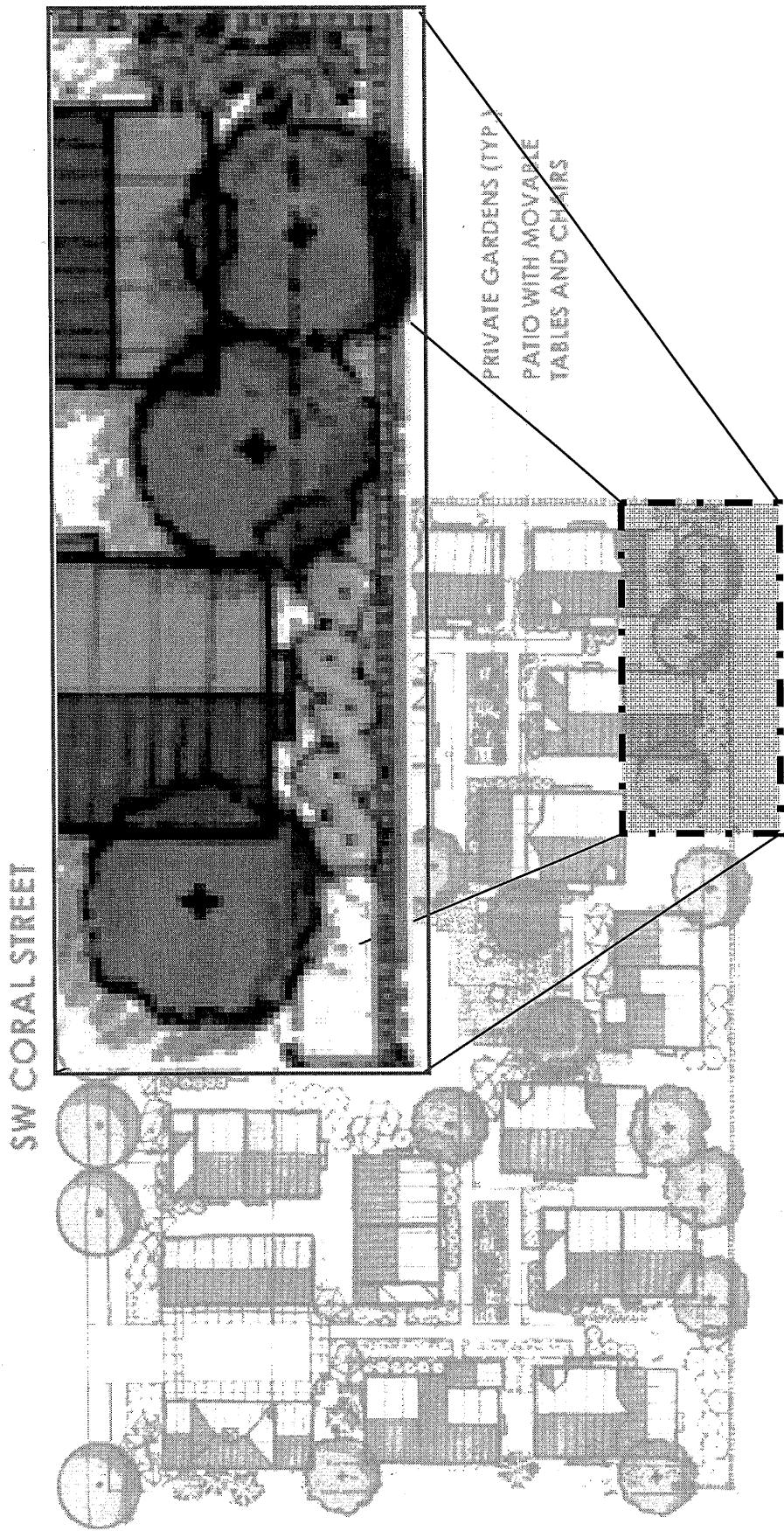


The Plan offers the residents opportunities for social and interactive activities through paved patio and private gardens.



The Meeting/Guest room is designed for the use of meetings and community activity programs such as games, recreational events, and homeowners association meetings.

Coral Commons Site Amenities

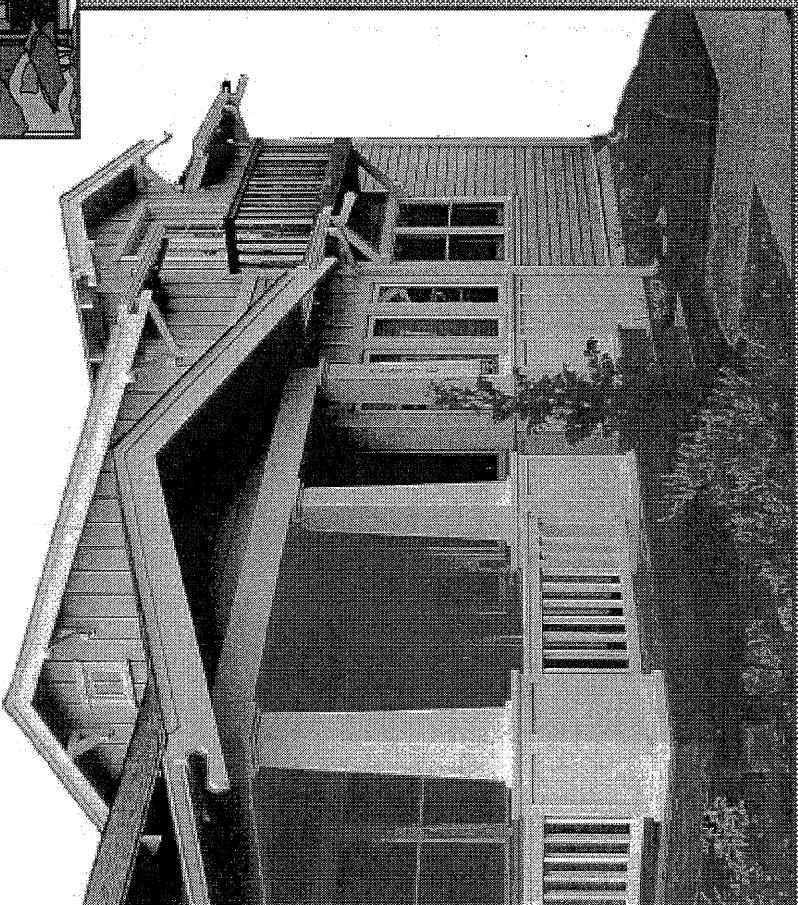


- Designated buffer areas with variations of building setbacks, trees/shrub planting and decorated retaining walls minimize the visual impacts of the development to the adjacent properties and incorporate the development into the neighborhood.

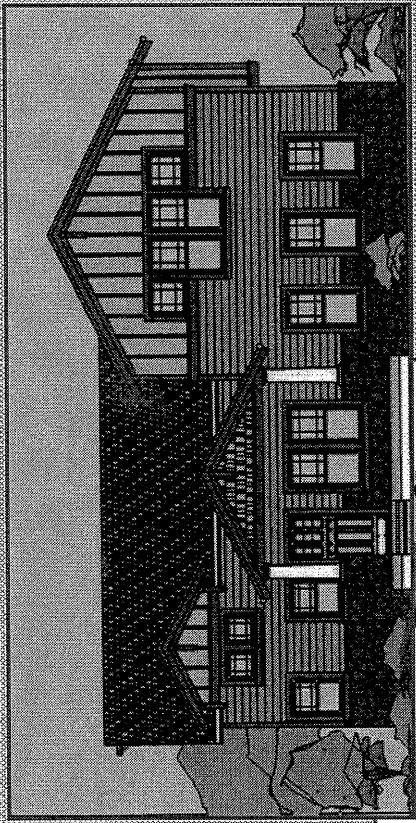
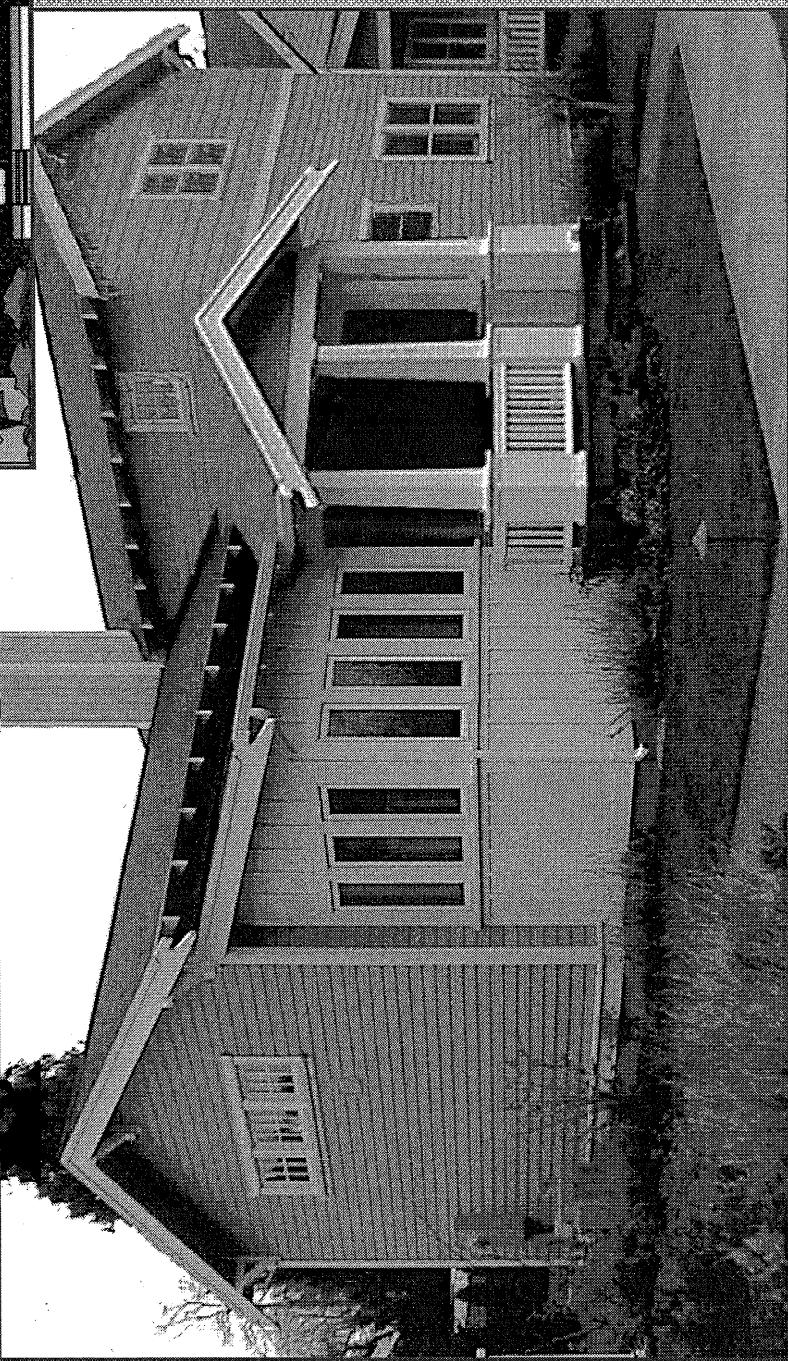
Coral Commons Neighborhood Transitions

Coral Commons
Dwelling Units

Unit A



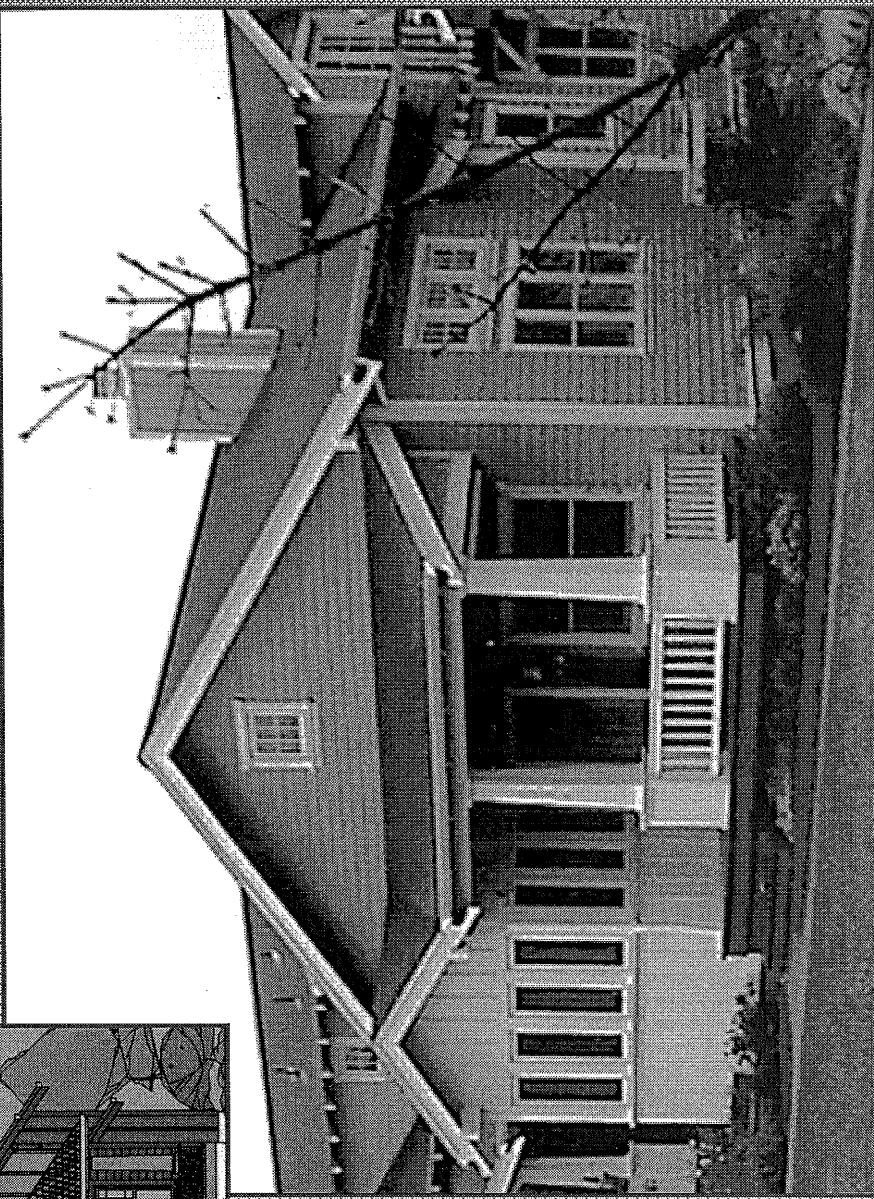
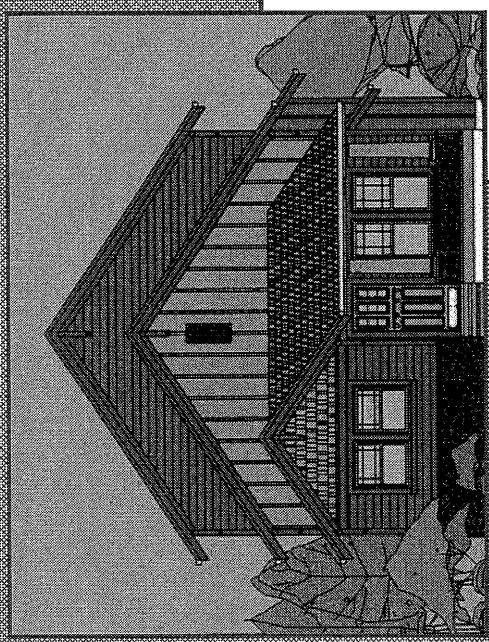
Coral Commons
Dwelling Units



Unit B

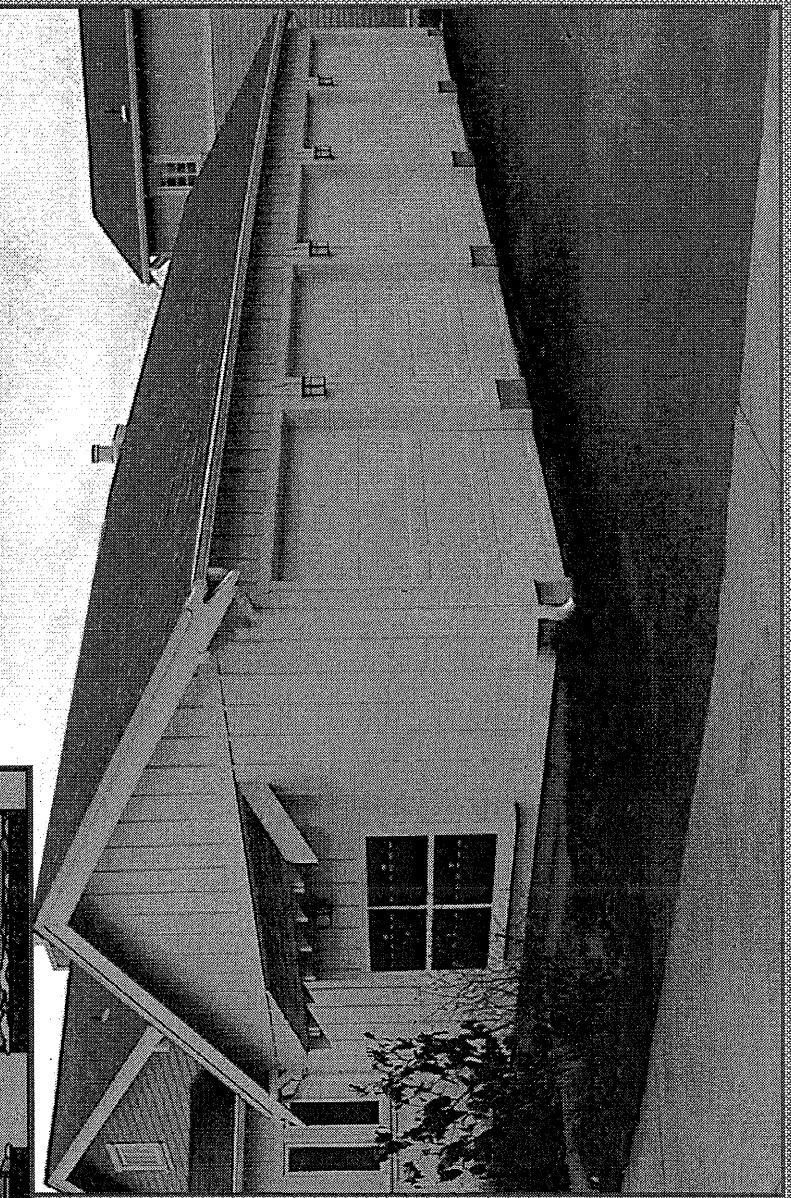
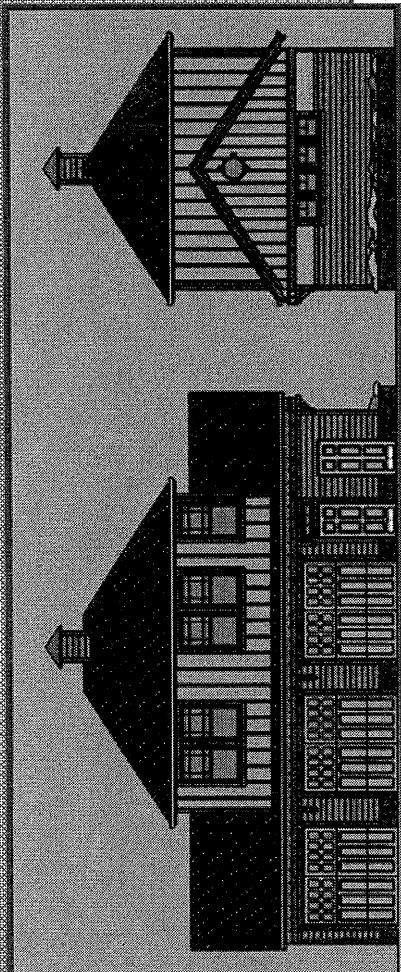
Coral Commons
Dwelling Units

Unit C



Coral Commons
Dwelling Units

Community
Building



Coral Commons
Harmonized with Surrounding Areas



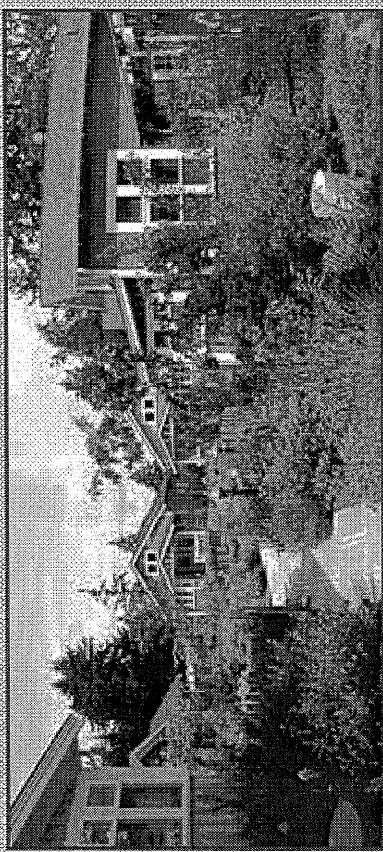
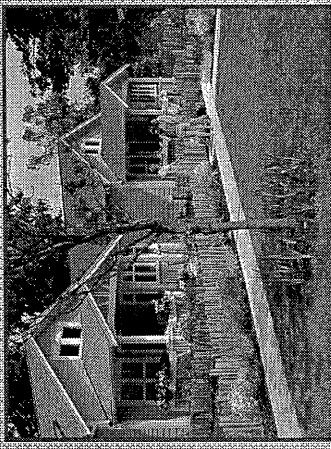
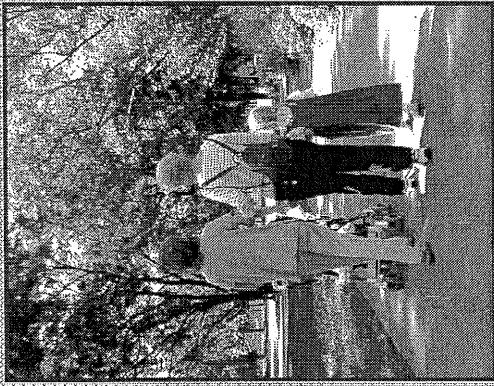
Code Requirements

- Code Compliance – all applicable standards met
- Tigard Planning Goals satisfied – Washington Square Regional Center Vision realized
- Nominal Setback Adjustment – balanced by landscaping, increased side yards and increased buffering



Consistency with Washington Square Regional Center Plan

- Integrated with the Metzger Neighborhood
- Pedestrian Friendly Development
- Ease of Access
- Proximity to Public Transportation, Commercial, & Employment Centers
- Unique Socialization/Recreation Opportunities
- Creates a model for small Unified neighborhood development
- Smart Growth





Coral Commons
A Great Community in Tigard

Thank You

EXC



Task

Produce a Comprehensive Plan and Action Plan to guide the City's planning, actions and investments for next 20 years.

Comprehensive Plan

A citizen-driven blueprint for the City's next 20 years based on

- Current conditions
- Community values and goals (identified through Tigard Beyond Tomorrow, past and current surveys)
- State and regional requirements

Action Plan

- Based on Comprehensive Plan
- Steps to realize 20-year plan
- Reviewed yearly



Methodology

- Use previous city efforts - inventories, surveys, value identification.
- Identify additional information needed.
- Apply state and regional requirements.
- Analyze current conditions.
- Develop and choose alternatives
- Draft Plan and actions
- Planning Commission = Steering Committee

Planning Commission Role:

Steering Committee

1. Monthly update/focus as part of regular meeting.
2. Review each topic and comment
3. Take comments from the public.
4. Adopt individual sections.
5. Present Council with Draft Plan.

Work Program

Phase 1: Project Launch
Phase 2: State of the City, 2006
Phase 3: What Are The Alternatives?
Phase 4: Put it in Writing
Phase 5: Adoption
Phase 6: Action Plan

Work Program

Phase 1: Project Launch
1. Get the Word Out
-Provide basic foundation for citizens,
changes from 1983-2006

2. Identify Issues and Values
-Tigard Beyond Tomorrow, all City surveys (last
5 years)
-New Survey – March
Products: Preliminary Overview,
Survey Findings

Work Program

Phase 2: State of the City, 2006
Goal: Provide a complete picture of current
conditions
1. Inventory existing conditions
2. Analyze data to verify issues
3. Verify state and local requirements

Products: Findings per Topic, Maps

Work Program

Phase 3: What Are The Alternatives?
Goal: Community defines future direction

1. Develop/evaluate alternatives for each topic
2. Conduct Virtual Tours in Library
-Citizens provide feedback
-Preferred alternatives selected

Product: Preliminary Report

Work Program

Phase 4: Put it in Writing
Goal: Convert values, analysis and alternatives
into the Plan

1. Draft Comprehensive Plan Chapters
-Draft policies, identify implementation
measures.
-Perform in phases.

Product: Draft Plan chapters

Work Program

Phase 5: Adoption
Goal: Adopt Plan.

1. Public Open Houses
2. Planning Commission Hearings
3. City Council Hearings.

Product: Adopted Plan.

Work Program

Phase 6: Action Plan

Goal: Realize Comprehensive Plan

1. Include proposed actions as part of Comp Plan development (Phase 4)
2. Planning Commission Hearings
3. City Council Hearings.
4. Reviewed on yearly basis.

Product: Adopted Plan.

Public Involvement Program

1. Citizens' Values

Build on Tigard Beyond Tomorrow, all citizen survey results, and new survey

2. Open Houses (Virtual Tours) at Town Hall or Library.

3. Publicity: Cityscape articles/website, articles

4. Provide Board and Committee, Tigard Beyond Tomorrow updates

5. Planning Commission Work Sessions

Discussing with CCI Thursday, Feb. 16

Timeline/What's Next

Feb. 16: Committee for Citizen Involvement for Public Involvement component (Goal 1 requirement)

Feb. 21: Planning Commission/City Council Joint Work Session

March: Survey; launch of Phase 1

Estimated completion date of Plan: end of 2007

Timeline

March June Sept. Dec. March June Sept. Dec.

Phase 1: [redacted]

Phase 2: [redacted]

Phase 3: [redacted]

Phase 4: [redacted]

Phase 5 and 6: [redacted]